

Immediate Cash Flow Investment
106 Brooks Run
Vicksburg, MS 39180

\$120,000
5.1± Acres
Warren County



Immediate Cash Flow Investment Vicksburg, MS / Warren County

SUMMARY

Address

106 Brooks Run

City, State Zip

Vicksburg, MS 39180

County

Warren County

Type

Commercial, Business Opportunity, Lot, Undeveloped Land

Latitude / Longitude

32.291711 / -90.808717

Acreage

5.1

Price

\$120,000

Property Website

<https://www.mossyoakproperties.com/property/immediate-cash-flow-investment-warren-mississippi/99056/>



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PROPERTY DESCRIPTION

Located just outside the city limits of Vicksburg, 106 Brooks Run presents a rare, turnkey mobile home park investment opportunity on 5.1 acres in Warren County. This established, cash-flowing park features lot rental only (no park-owned homes), with 8 active, income-producing lots and 4 additional pads currently available, plus ample room for future expansion to increase revenue.

The property is served by community water, has a property manager in place, and benefits from a convenient location with easy access to major employers, shopping, healthcare, and transportation routes in the Vicksburg area. Situated outside city limits, the park offers flexibility and lower overhead while remaining close to local amenities that support strong tenant demand.

Vicksburg's stable employment base, Mississippi River commerce, healthcare facilities, and nearby casinos continue to drive consistent housing needs-making this a profitable, low-maintenance investment with immediate income and clear upside through additional pad development.

Highlights:

5.1± acres

Mobile home park - lot rental only

8 active, cash-flowing lots

4 additional available pads + room to expand

Community water

Outside city limits

Established park with property manager in place

Convenient Vicksburg location

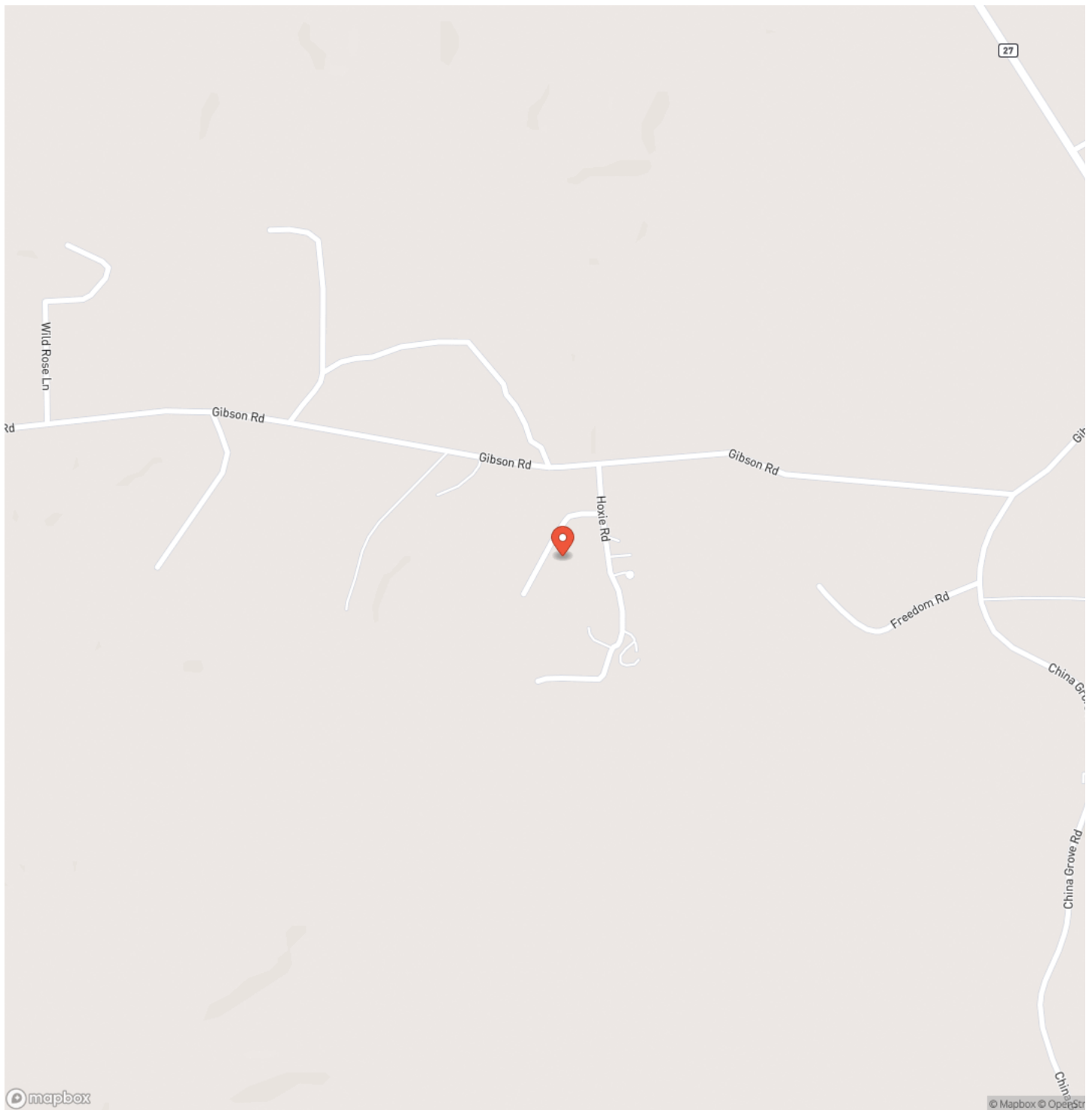
Strong upside for investors seeking scalable returns

Ideal for investors looking for immediate cash flow, operational stability, and value-add potential in a growing regional market.

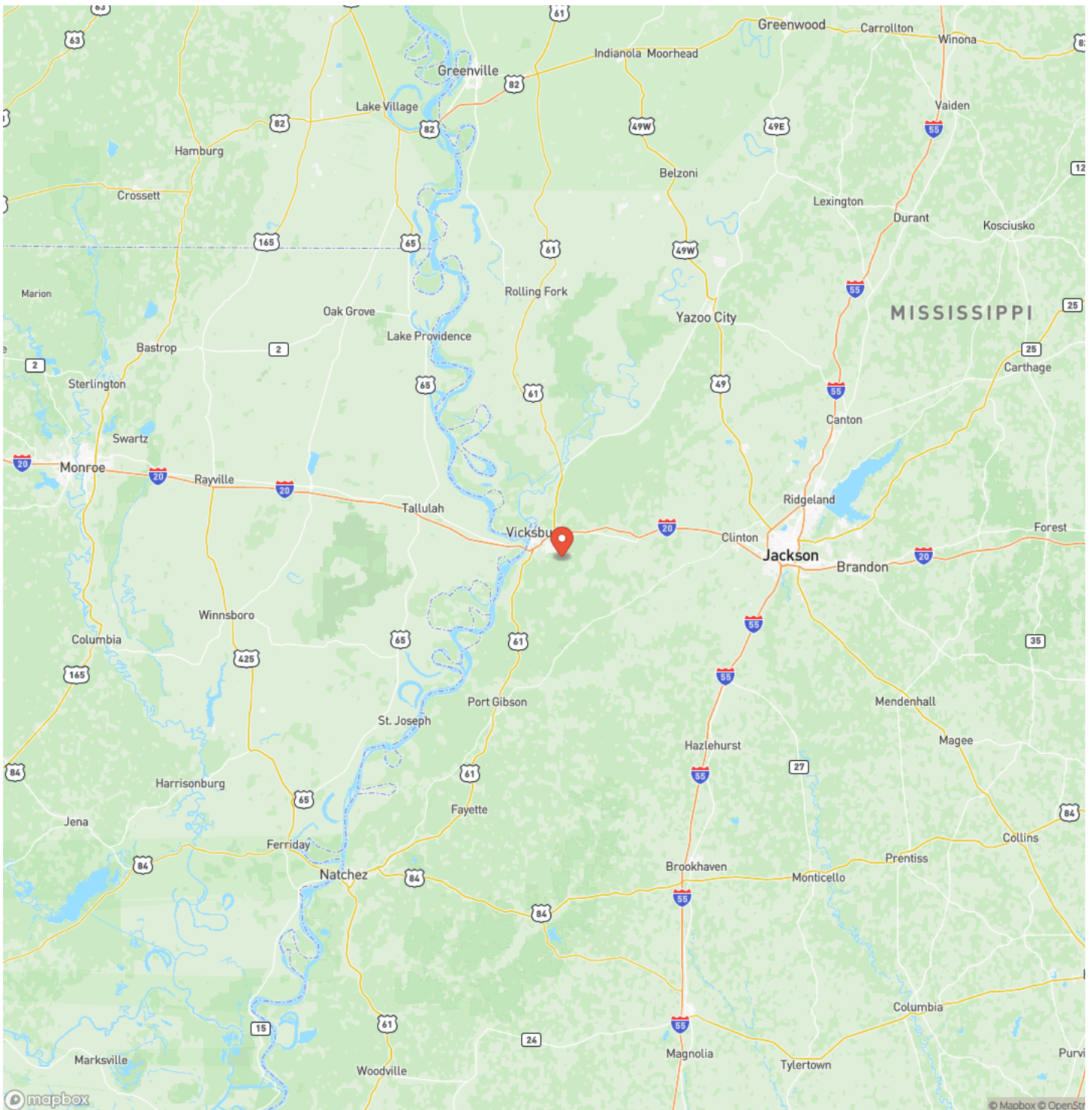
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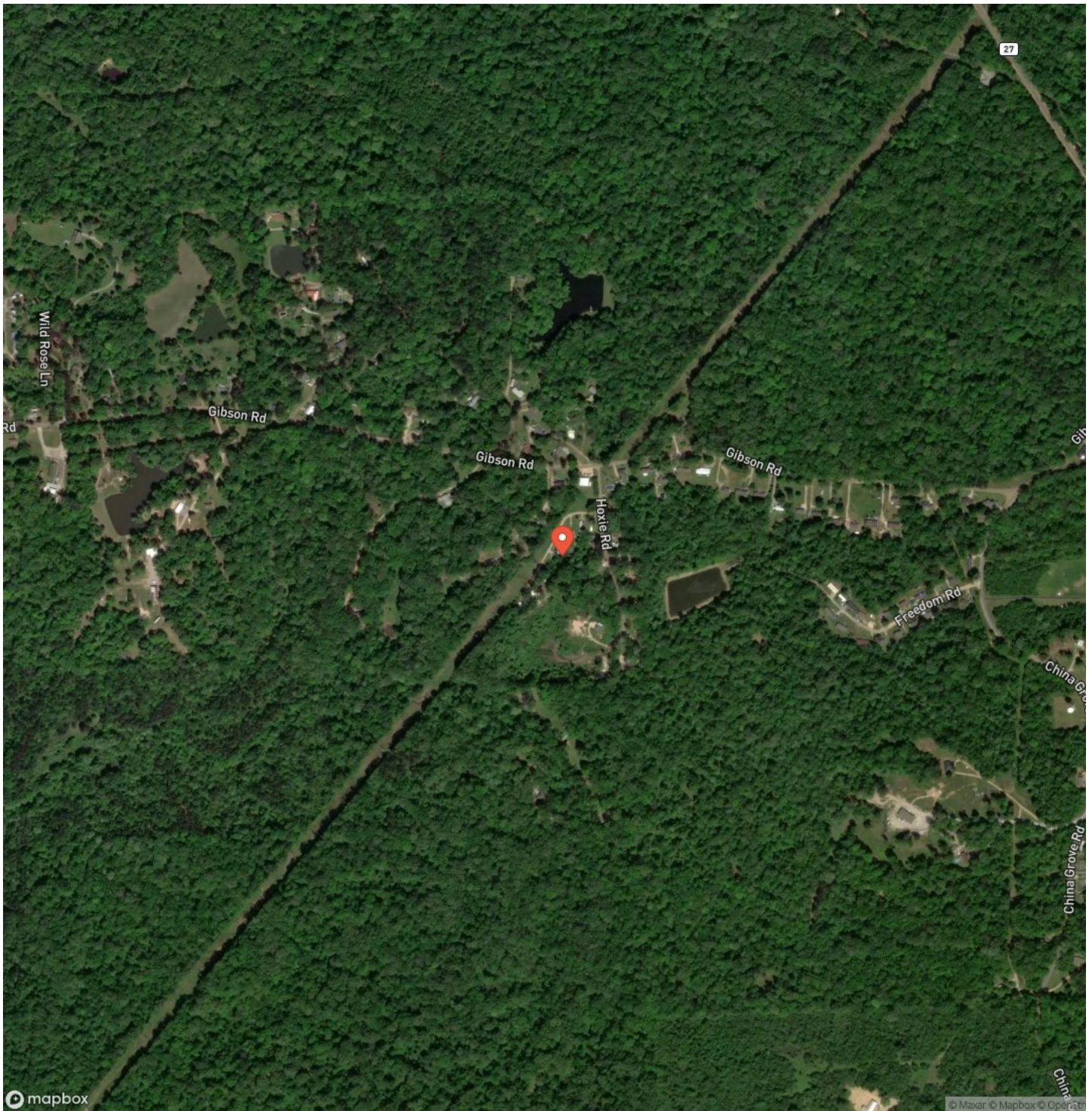
Locator Map



Locator Map



Satellite Map



Immediate Cash Flow Investment

Vicksburg, MS / Warren County

LISTING REPRESENTATIVE

For more information contact:



Representative

Stephen Ashley

Mobile

(601) 757-9504

Office

(601) 835-5070

Email

sashley@mossyoakproperties.com

Address

105 W Chickasaw St

City / State / Zip

Brookhaven, MS 39601

NOTES



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Posey Land Company
105 W Chickasaw St Suite C
Brookhaven, MS 39601
(601) 597-9378
<https://www.mossyoakproperties.com/>
